

35-20

BK 7730PG042

**WARRANTY DEED**  
(Tenants in Common)

**NO TRANSFER  
TAX PAID**

**041153**

**KNOW ALL MEN BY THESE PRESENTS**, that **ROLAND A. GIROUX AND DOROTHY M. GIROUX**, husband and wife, of **WATERVILLE**, County of **KENNEBEC** and State of **Maine** in consideration of one dollar and other valuable consideration paid by **BRUCE D. GIROUX**, of **MACON**, County of **Bibb** and State of **GEORGIA**, and **MARC S. GIROUX**, of **CORNING**, County of **Steuben** and State of **NEW YORK**, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said **BRUCE D. GIROUX** and **MARC S. GIROUX**, their heirs and assigns forever as tenants in common and not as joint tenants, a certain lot or parcel of land located in the City of **Waterville**, County of **Kennebec** and State of **Maine** bounded and described as follows:

Commencing at a point in the easterly line of the Second Rangeway, so-called, which is the northwest corner of the land of Clarence H. Shores, on the easterly side of said Rangeway, thence southerly along the road one hundred sixty-five (165) feet to a marker which is the northwest corner of the land of Merrill G. and Pearl E. Safford; thence easterly two hundred ninety-nine (299) feet along the north line of the said Safford to a point or marker which is the northeast corner of the land of the said Safford; thence parallel to the road one hundred sixty-five (165) feet to a marker in the north line of said Clarence H. Shores; thence westerly two hundred ninety-nine (299) feet to the point of beginning.

**MEANING AND INTENDING** to convey the same premises as conveyed to Roland A. Giroux and Dorothy M. Giroux from Clarence H. Shores by Warranty Deed dated September 11, 1951, and recorded in the Kennebec County Registry of Deeds in Book 910, Page 247.

**Excepting and reserving however**, for the benefit of the Grantors herein, the right to use and occupy the said real estate during the remaining years of their lifetime and the lifetime of the survivor of them, this being the reservation of life estate. During such period of life use, the said Grantors or the survivor of them will pay the real estate taxes as assessed against the premises, the cost of fire or homeowners insurance coverage and the expense of utilities and heating the dwelling house. The Grantors shall be responsible for the cost of repairs and ordinary maintenance.

**TO HAVE AND TO HOLD** the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Bruce D. Giroux and Marc S. Giroux, their heirs and assigns, to them and their use and behoof forever.

**AND** we do covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantee to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Bruce D. Giroux and Marc S. Giroux, their heirs and assigns forever, against the lawful claims and demands of all persons.

*W. M. L. L. L. L. L.*


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**IN WITNESS WHEREOF**, we, the said Roland A. Giroux and Dorothy M. Giroux have hereunto set my hand and seal this 12<sup>th</sup> day of November, 2003.

Signed, Sealed and Delivered  
in presence of



  
Roland A. Giroux

to both

  
Dorothy M. Giroux

STATE OF MAINE  
KENNEBEC COUNTY, ss.

November 12, 2003

Personally appeared the above named Roland A. Giroux and Dorothy M. Giroux and acknowledged the foregoing instrument to be their free act and deed.

Before me,

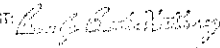
  
Notary Public/Attorney at Law

Printed Name

MARK J. NALE  
Attorney at Law

RECEIVED KENNEBEC SS.

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ATTEST:   
REGISTERED DEEDS